

Greater Regional Alliance of REALTORS®

Comparative Activity Report

February 2026

Note: This report reflects closed sales and current activity (sales written) in Montcalm County.

February New Listings	2026	2025	% Chg	Current Listings	Avg DOM	
Residential	50	46	8.7%	Residential	67	66
Multi-Family	2	2	.0%	Multi-Family	2	34
Vacant Land	10	7	42.9%	Vacant Land	63	170
				Total	132	
YTD New Listings	2026	2025	% Chg			
Residential	81	112	-27.7%			
Multi-Family	2	5	-60.0%			
Vacant Land	20	13	53.8%			

Months of Inventory of Homes Based on Pending Sales 1.5

February CLOSED Sales	2026			2025				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	35	-12.5%	8,602,276	-6.8%	63	40	9,225,500	26
Multi-Family	1	.0%	205,000	.0%	133	0	0	0
Vacant Land	1	-66.7%	145,000	-40.2%	5	3	242,500	56
Total All Sales	37	-14.0%	8,952,276	-5.4%		43	9,468,000	

Year-to-Date CLOSED Sales	2026			2025		
	Units	% Chg	Volume	% Chg		
Residential	71	-22.8%	17,190,576	-19.3%	92	21,306,620
Multi-Family	1	.0%	205,000	-10.9%	1	230,000
Vacant Land	7	-12.5%	767,800	30.9%	8	586,700
Total All Sales	79	-21.8%	18,163,376	-17.9%	101	22,123,320

Stats based on CLOSED Sales	February			YEAR-TO-DATE		
	2026	2025	% Chg	2026	2025	% Chg
Avg Home Sale	245,779	230,638	6.6%	242,121	231,594	4.5%
Avg Sale Overall	241,953	220,186	9.9%	229,916	219,043	5.0%

February Pending Sales

	2026			2025				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	46	-16.4%	12,767,900	-16.2%	50	55	15,242,800	59
Multi-Family	2	.0%	552,899	12.8%	131	2	490,000	22
Vacant Land	5	-16.7%	524,700	-40.3%	220	6	879,500	95
Total All Sales	53	-15.9%	13,845,499	-16.7%		63	16,612,300	

Year-to-Date PENDING Sales

	2026			2025	
	Units	% Chg	Volume	% Chg	Volume
Residential	81	-19.8%	22,350,849	-12.2%	25,470,219
Multi-Family	3	-25.0%	772,899	-.9%	779,900
Vacant Land	10	.0%	1,212,400	4.7%	1,158,500
Total All Sales	94	-18.3%	24,336,148	-11.2%	27,408,619

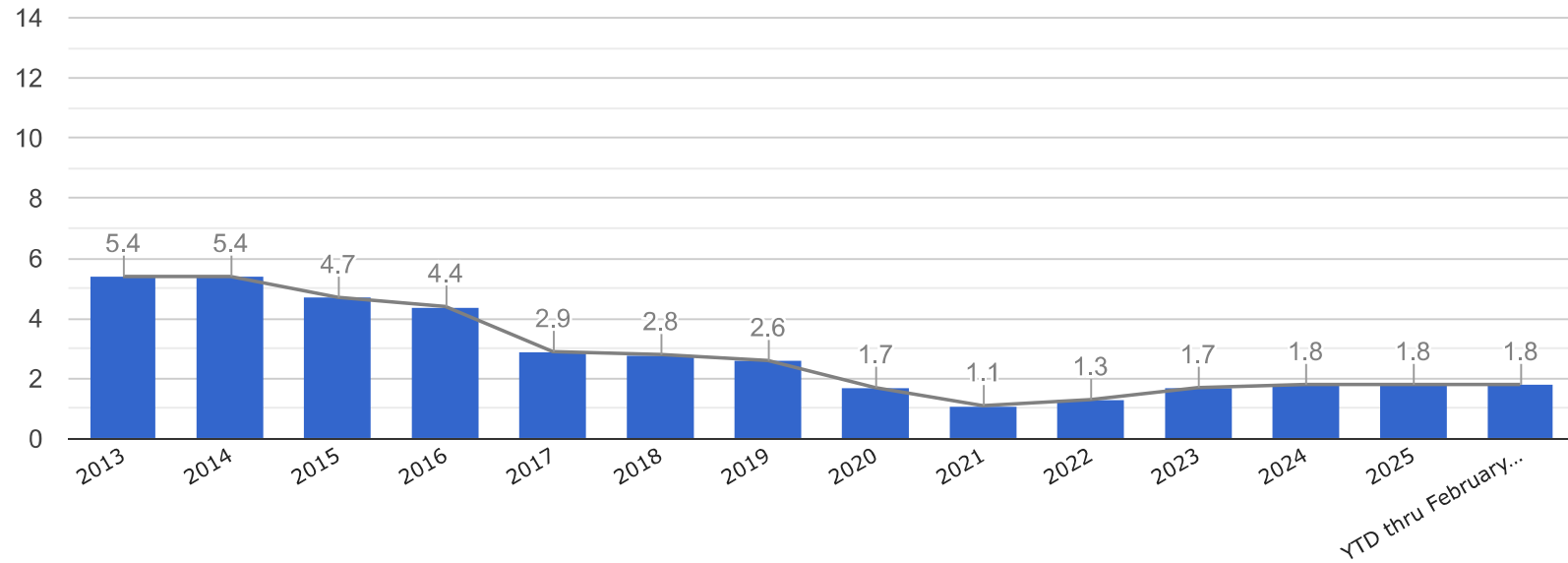
Stats based on PENDING Sales

	February			YEAR-TO-DATE		
	2026	2025	% Chg	2026	2025	% Chg
Avg Home Sale	277,563	277,142	.2%	275,936	252,180	9.4%
Avg Sale Overall	261,236	263,687	-.9%	258,895	238,336	8.6%

2026 Sales of Residential Single Family Homes by Price Class

	February				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	0	.0	0	.0
20,000 to 29,999	1	2.9	0	.0	1	1.4	1	1.2
30,000 to 39,999	0	.0	0	.0	0	.0	0	.0
40,000 to 49,999	0	.0	1	2.2	0	.0	1	1.2
50,000 to 59,999	0	.0	0	.0	0	.0	0	.0
60,000 to 69,999	0	.0	0	.0	0	.0	0	.0
70,000 to 79,999	1	2.9	0	.0	1	1.4	0	.0
80,000 to 89,999	1	2.9	0	.0	3	4.2	3	3.7
90,000 to 99,999	1	2.9	1	2.2	2	2.8	1	1.2
100,000 to 119,999	1	2.9	0	.0	2	2.8	0	.0
120,000 to 139,999	1	2.9	0	.0	2	2.8	1	1.2
140,000 to 159,999	2	5.7	1	2.2	4	5.6	6	7.4
160,000 to 179,999	3	8.6	3	6.5	12	16.9	6	7.4
180,000 to 199,999	1	2.9	6	13.0	3	4.2	7	8.6
200,000 to 249,999	5	14.3	9	19.6	11	15.5	14	17.3
250,000 to 299,999	8	22.9	8	17.4	12	16.9	15	18.5
300,000 to 399,999	8	22.9	13	28.3	11	15.5	17	21.0
400,000 to 499,999	0	.0	3	6.5	4	5.6	4	4.9
500,000 to 599,999	2	5.7	0	.0	2	2.8	2	2.5
600,000 to 699,999	0	.0	0	.0	1	1.4	0	.0
700,000 to 799,999	0	.0	1	2.2	0	.0	1	1.2
800,000 to 899,999	0	.0	0	.0	0	.0	1	1.2
900,000 to 999,999	0	.0	0	.0	0	.0	1	1.2
1,000,000 or over	0	.0	0	.0	0	.0	0	.0

Avg Months of Inventory



Source: grar.com (Greater Regional Alliance of REALTORS®)

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